

148.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

582,000 / 582,000

USE VALUE:

582,000 / 582,000

ASSESSED:

582,000 / 582,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 5 | | HOWARD ST, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|-----------------|---------|
| Owner 1: | ROEBUCK STEPHEN | |
| Owner 2: | GIBSON SARAH | |
| Owner 3: | | |

| | |
|-----------|-------------|
| Street 1: | 5 HOWARD ST |
| Street 2: | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

| | |
|----------------|-------------------------------|
| PREVIOUS OWNER | |
| Owner 1: | OBRIEN MARGARET/TRUSTEE - |
| Owner 2: | MARGARET E OBRIEN REV TRUST - |

| | |
|-----------|-------------|
| Street 1: | 5 HOWARD ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains 4,027 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|--------|----------|
| Amount | Com. Int |
| | |

| | |
|------------------|------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R1 |
| o | |
| n | |
| Census: | |
| Flood Haz: | |
| D | |
| s | |
| t | |

| | | | | |
|-------------|-----|---------|------|-------------|
| Description | % | Item | Code | Description |
| SINGLE FA | 100 | water | | |
| | | Sewer | | |
| | | Electri | | |
| Exempt | | | | |

| | | |
|--------|---|--------|
| Topo | 9 | Varied |
| Street | | |
| Gas: | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|-------------|------|-------------|------------|-----------|-----------|--------|-------|-------|------|-------|-------|-------|--------|---|--------|---|--------|---|-----------|-------|---|------|------|------|-----------|---------|--|
| LAND SECTION (First 7 lines only) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use | Description | LUC | No of Units | Depth / | Unit Type | Land Type | LT | Base | Unit | Adj | Neigh | Neigh | Neigh | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised | Alt | % | Spec | J | Fact | Use Value | Notes | |
| Code | | Fact | | PriceUnits | | | Factor | Value | Price | | | Influ | Mod | | | | | | | Value | Class | | Land | Code | | | | |
| 101 | One Family | | 4027 | | Sq. Ft. | Site | | 0 | 70. | 1.34 | 8 | | | | | | | | | 378,567 | | | | | | | 378,600 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | | | User Acct | | | | | | | | |
|------------------------------|-----------|----------------|------------|--|------------|--|-------------|--|--|-------------------|--|--|--|-----------|--|--|--|--|--|--|--|--|
| Use Code | Land Size | Building Value | Yard Items | | Land Value | | Total Value | | | | | | | | | | | | | | | |
| 101 | 4027.000 | 203,400 | | | | | | | | | | | | | | | | | | | | |
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|--|--------------|-----------------|-----|------------------------------------|-----------------|--------|-----|-----------------|------------|-------|-----|---------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 6 | Colonial | | | Full Bath: 1 | Rating: Average | | | | | | | | | | | | |
| Sty Ht: 2 | 2 - 2 Story | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 2 | Conc. Block | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 | Wood | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 4 | Vinyl | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 | Gable | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 | Asphalt Shgl | | | Kits: 1 | Rating: Average | | | | | | | | | | | | |
| Color: YELLOW | | | | A Kits: | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | |
| Grade: C | Average | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: 1928 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdct: | | Fact: | . | Floor: | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV | Average | 31. | % | | | | | | | | | | |
| Prim Int Wall: 6 | Average | | | Functional: | | | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | | | | | | | | | | | | |
| Partition: T | Typical | | | Special: | | | | | | | | | | | | | |
| Prim Floors: 3 | Hardwood | | | Override: | | | | | | | | | | | | | |
| Sec Floors: 4 | Carpet | 50 | % | Total: | 31 | % | | | | | | | | | | | |
| Bsmnt Flr: 12 | Concrete | | | CALC SUMMARY | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 125.00 | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.35000002 | | | | | | | | | | | | | |
| Electric: 3 | Typical | | | Const Adj.: 0.97515047 | | | | | | | | | | | | | |
| Insulation: 2 | Typical | | | Adj \$ / SQ: 164.557 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 62500 | | | | | | | | | | | | | |
| Heat Fuel: 1 | Oil | | | Grade Factor: 1.00 | | | | | | | | | | | | | |
| Heat Type: 5 | Steam | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | Adj Total: 294778 | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Depreciation: 91381 | | | | | | | | | | | | | |
| | | | | Depreciated Total: 203396 | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 148.0-0005-0009.0 | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N Total Yard Items: Total Special Features: Total: | | | | | | | | | | | | | | | | | |